

## MINUTES

### CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

JULY 20, 2009

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Acting Chairman Jim Liberman presiding. Upon roll call, the following responded:

#### Present:

Acting Chairman Jim Liberman  
Steve Lichtenfeld, Aldermanic Representative  
Craig S. Owens, City Manager  
Marc Lopata  
Scott Wilson  
Ron Reim

#### Absent:

Chairman Harold Sanger

#### Also Present:

Catherine Powers, Director of Planning & Development Services  
Jason Jaggi, Planner  
Kevin O'Keefe, City Attorney

Acting Chairman Liberman welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

#### MINUTES

The minutes of the July 6, 2009 meeting were presented for approval. The minutes were approved, after having been previously distributed to each member.

#### CONDITIONAL USE PERMITS (2) – EARLY CHILDHOOD CENTER – 7501 MARYLAND AVENUE & MODULAR CLASSROOMS AT CLAYTON HIGH SCHOOL (#1 MARK TWAIN CIRCLE)

John Berglund, project architect, (Bond Wolfe Architects) was in attendance at the meeting.

Catherine Powers explained that the School District of Clayton is requesting a Conditional Use Permit (CUP) for the temporary use of the Maryland School building as an Early Childhood Center operated by the district. These programs are currently housed at both the Clayton High School and Family Center Campuses and will be displaced during construction. A conditional use permit is required in the R-2 Single Family Dwelling District for primary school uses. The Maryland School building has been vacant for the past several months and was previously used as an early childhood center through a lease arrangement by the School District. The School District intends to use only the first floor of the building. The plans indicate that five classrooms are to be utilized as well as the gymnasium and cafeteria. The applicant is requesting use of the building for a maximum period of two years while construction is occurring at the High School and Family Center. The proposed use is consistent with previous occupancy of this building as an early childhood center. Occupancy of this building as an early childhood center should be limited to two (2) years as requested by the applicant. Catherine indicated that staff recommends approval of the Conditional Use Permit to the Board of Aldermen subject the condition that the use of this building as an early childhood center be limited to a period of two (2) years unless extended by the Board of Aldermen.

Mr. Berglund asked if both conditional use permit requests could be combined so as to only make one presentation.

The Commission agreed.

Catherine Powers explained that the second request is for the placement of two (2) modular classroom units at Clayton High School. A conditional use permit is required in the R-2 Single Family Dwelling District for expansion of secondary school uses. The School District is requesting the temporary use of these modular units during construction at the high school. The District will be coming back to the City in a couple of months with a request for a CUP for a three-story 60,000 square feet addition and two smaller additions to the high school. The modular units will contain four classrooms and will be placed on the south side of the high school adjacent to the baseball field. The placement of these units requires the removal of some parking spaces behind the building. Access to the rear of the building may also be limited from the drive off of Mark Twain Circle; however, access is shown to be maintained from the parking area adjacent to the Center of Clayton. The units will not be visible from any public street or parking area. Catherine indicated that these modular units are necessary during construction of the additions to the High School. The location is appropriate and will not be visible from the street or public parking areas of the Center of Clayton or the High School. The modular units should be promptly removed from the site after construction activity has ended and the parking spaces restored. Catherine noted that staff recommends approval of the Conditional Use Permit to the Board of Aldermen subject the following conditions:

1. That the modular units be approved as a temporary use during construction of the additions to the high school.
2. That the modular units be removed no later than two (2) years after approval by the Board of Aldermen unless an extension of time is granted by the Board.

3. That the parking spaces be restored after the removal of the modular units.

Due to a conflict of interest, Scott Wilson left the member table. Note that he did not participate in any discussion or vote with regard to the applications.

Mr. Berglund introduced Eric Wilson, also with Bond Wolfe Architects, Mitch Miller with SM Wilson and Tim Wonish with the School District to the members.

Mr. Berglund began a PowerPoint presentation. He explained that these applications primarily focus on the high school project which will include the replacement of two, one story stand alone units with a 3 story, 60,000 square foot addition and two smaller additions and that project is what is triggering the need for the temporary use of the former Maryland School property as an early childhood center and the temporary placement of modular classrooms. A slide depicting a concept design (site plan) for the high school was presented. He explained that the School District is not anticipating an increase in enrollment. Slides depicting an aerial view of the Maryland School property as well as floor plans were depicted. He stated that the use of the property as an early childhood center will be for a two year period of time and reiterated that this building was formerly used for early child care. He stated that the benefits of using this property is the ability to continue the program, lower cost, flexibility at the high school for shifting programs and classrooms and the re-use of an existing structure. A slide depicting the location of the two modular classrooms on the site was presented. Mr. Berglund explained that these modular units will also be use for two years and will provide student stability throughout the year and keep all high school students on the main campus. A concept drawing of the high school and floor plans was presented. Mr. Berglund thanked the members for their time.

Kevin O'Keefe commented that the School Dist. asked the City to review the project.

Mr. Berglund stated that the project will be LEED Silver.

Marc Lopata asked if an energy model had been started yet to use in placing the addition in the most opportune orientation.

Mr. Berglund thanked Marc for his recommendation.

Acting Chairman Liberman asked if there were any comments from the audience.

None were received.

Being no further questions or comments, Marc Lopata made a motion to recommend approval of the conditional use permit for the modular classrooms to the Board of Aldermen. The motion was seconded by Steve Lichtenfeld and unanimously approved.

Steve Lichtenfeld made a motion to recommend approval of the conditional use permit to allow the use of the former Maryland School building at 7501 Maryland Avenue as an early childhood center to the Board of Aldermen. The motion was seconded by Marc Lopata and unanimously approved.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 260 GAY AVENUE

Lauren Strutman, project architect, Scott Underwood, civil engineer, and Glenn Henke, owner/builder were in attendance at the meeting.

Catherine Powers read staff's memorandum as follows: the proposed project consists of a 2-story brick and stucco-finish single-family residence with a two-car at grade, rear entry garage. This house has been designed so that the front facade will be oriented to Kingsbury. The existing drive approach along Kingsbury will be removed and a new curb cut will be provided off of Gay Avenue. The site measures approximately 11,893 square feet and is located in the Clayton Gardens Subdivision. The proposed structure measures 3,875 square feet (excluding basement) with a height of approximately 30-feet as determined from the average existing grade to the midpoint of the roof. The plans indicate that the existing impervious coverage is 3,962 square feet or approximately 33.3% of the site. The new plans show impervious coverage at 4,322 square feet or 36.3% of the site. The existing storm water runoff from the site is calculated at 0.68 CFS. The proposed CFS remains the same at 0.68 CFS. Storm water will be collected from the downspouts and connected to a storm sewer inlet along Kingsbury. Trash storage is located in an enclosure on the Gay Avenue side and screened with a wood fence. The HVAC units are shown on the site plan to be located in the side yard within a recessed area and screened with a wood fence. The HVAC units are approximately 10-feet from the side property line. The applicant will remove four (4) trees totaling 45-caliper inches. The landscape plan provides replacement of all 45-inches consisting of ornamental and understory trees. The City's contracted landscape architect indicates that an additional four (4) trees maybe impacted by construction; two (2) street trees and two (2) trees located along the south property line adjoining 254 Gay Avenue. The trees along the south property line are particularly prone to root disturbance due to the proposed grading of this area. As recommended by the landscape architect, these trees are shown to be protected during construction. The applicant is proposing height mitigation through an increased setback for the second story portion of the house as it adjoins the neighboring structure at 8416 Kingsbury. The sunroom portion of the house also steps down to the approximate height of this neighboring structure. The proposed development maintains the same storm water runoff as the existing and provides modest impervious coverage of 36.3%. Tree protection is a concern, especially for those trees located along the south property line. The City's contracted Landscape Architect should perform an inspection of the tree protection fencing prior to construction activity on the site. In addition, a landscape bond in the amount of \$7,680 (64-caliper inches of impacted trees at \$120 per inch) should be provided prior to building permit issuance. The trees are to be inspected by the City's contract Landscape Architect one-year after the occupancy permit has been issued. If the trees have been determined to be in poor condition, they are to be replaced. Any replacement of less than 64-inches is to be paid into the City's Forestry fund. Staff also believes that the trash enclosure should be moved to another location off the driveway turnaround away from the front facing Gay Avenue. The restoration of the existing curb cut and the proposed new curb cut along Gay will require adherence to Public Works Department specifications. Catherine indicated that staff's recommendation is to approve with the following conditions:

1. That the City's contracted Landscape Architect perform a site inspection prior to commencement of construction activity to approve the tree protection fencing.
2. That a landscape bond in the amount of \$7,680 (64-caliper inches of impacted trees at \$120 per inch) be provided prior to building permit issuance.
3. That the impacted trees be inspected by the City's contracted Landscape Architect one-year after the occupancy permit has been issued. If the trees have been determined to be in poor condition, they are to be replaced. Any replacement of less than 64-inches is to be paid into the City's Forestry fund.
4. That the trash enclosure be relocated away from the front facing façade for staff review and approval.
5. That the existing driveway approach to be removed and the new driveway approaches meet the requirements of the Public Works Department.

Ms. Strutman presented a site plan to the members. She announced that they are happy to comply with all five staff recommendations. She stated that the project results in a very modest (3%) increase in coverage and that all downspouts will be connected to an existing storm sewer.

Steve Lichtenfeld asked about the grade at the southeast corner of the property.

Mr. Underwood stated that there will be less run-off than existing.

Marc Lopata asked about erosion control measures.

Mr. Underwood stated that siltation fences will be erected.

Marc Lopata asked about silt pillows at the stormwater inlets.

Mr. Underwood indicated they would use silt pillows at the stormwater inlets.

Pete Koronis, Kingsbury Blvd. resident, stated that the existing retaining/tie walls provide erosion control at his expense.

Larry Morgan, 252 Gay, voiced his concerns regarding height and water run-off.

Mr. Underwood stated that the downspouts on the existing structure are not piped (connected) to a storm sewer, whereas the downspouts on the new structure will be.

Marc Lopata asked about the tie wall.

Jason Jaggi indicated that wall is to be removed.

Ms. Strutman stated that they are posting a large bond for the plantings.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve per staff recommendations and that the retaining walls be removed. The motion was seconded by Scott Wilson and unanimously approved by the members (note that Marc Lopata did not vote as he had stepped out).

Marc Lopata asked if the tie wall detains significant water and if measures need to be taken to manage stormwater flow.

Mr. Underwood indicated that he is not sure if it detains water; he knows it holds back soil.

Ms. Strutman indicated that she will work with staff on a solution.

Marc Lopata asked that the previous motion be amended include the installation of an erosion mat and the installation of a retaining wall if necessary to mitigate water onto adjacent property per staff review and approval. A motion to amend the motion as requested by Marc was made by Acting Chairman Jim Liberman, seconded by Scott Wilson and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Catherine Powers explained that the applicant is proposing to re-orient the new structure towards Kingsbury. The existing structure's façade now faces Gay Avenue. The height of the structure measures approximately 30-feet from average existing grade to the midpoint of the roof and will be constructed of mixed red brick with fiber cement stucco panels as an accent material. Windows will be aluminum clad wood, cream in color. An at-grade, rear entry two-car garage is proposed. The garage door is proposed to be carriage style. The driveway and turnaround is proposed to be exposed aggregate concrete. The roofing material will be architectural shingles, slate gray in color. Catherine indicated that this site is located in the Clayton Gardens Urban Design District. The applicant is proposing mitigation for the height difference from the residence on the east side by increasing the setback for the two-story section of the house by 4'3". The applicant is also incorporating a step-down for the sunroom portion of the structure. Staff believes that individually, these elements do not fully meet the requirements of the UDD; however, when considered together the intent of the UDD is being met with pulling back the upper story of the structure and incorporating a step-down to the approximate height of the adjacent structure and therefore, recommends approval as submitted.

Ms. Strutman presented a color rendering to the members. She explained that the traditional style home is primarily red brick. She indicated the height difference of this structure compared to that of the residence to the east.

Marc Lopata asked if a new address will be assigned as the new structure will be oriented towards Kingsbury rather than Gay Avenue.

Ms. Strutman replied they intended to change the house address to Kingsbury.

Mr. Lopata complimented Ms. Strutman on her efforts to incorporate local materials and use more energy efficient materials, and suggested she consider Energy Star rating for this project. He suggested the additional cost, as quoted by a few local builders, might be only \$2000 to \$3000 in exchange for better performance over the life of the home.

Mr. Morgan asked that the height issue be addressed again.

Ms. Strutman indicated that there is only a 4 foot difference in height.

Acting Chairman Liberman commented that it meets the City's regulations.

Material samples were presented.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve as submitted, seconded by Marc Lopata and unanimously approved by the Board.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 45 ABERDEEN

Mr. Pete Hennessey, builder, was in attendance at the meeting. Also in attendance was Nancy Francis, owner.

Catherine Powers read staff's memorandum as follows: the proposed project consists of a 2-story brick single-family residence with a two-car below grade, front facing (DeMun facade) garage. The existing detached garage will be removed and the associated drive approach along DeMun will be relocated further to the south. The site measures approximately 8,418 square feet and is located in the Hillcrest Subdivision. The proposed structure measures 3,314 square feet (excluding garage space) with a height of approximately 28-feet as determined from the average existing grade to the midpoint of the roof. The plans indicate that the existing impervious coverage is 4,280 square feet or approximately 51% of the site. The new plans show impervious coverage at 2,993 square feet or 36% of the site. The existing storm water runoff from the site is calculated at 0.49 CFS. The proposed CFS represents a decrease at 0.44 CFS. The applicant has proposed storm water mitigation through the use of two (2) 6-inch pipes with pop ups in the rear yard and one (1) 6-inch pipe with a pop up in the front yard extending near the property lines. Storm water emitting from these downspout lines and surface water is shown to be directed away from adjacent properties and toward the street. The sump pump and trench drain discharge pipe will tie into the rear downspout pipes. Trash storage is located underneath the front porch and screened with a wood gate. The applicant will be installing a geo-thermal unit and; therefore, no exterior HVAC units are shown. The applicant is proposed a well-detailed landscape plan. A 1-foot high stacked limestone wall is proposed along the street-facing portions of the site. The applicant will remove six (6) trees totaling 72-caliper inches of which 52 inches require replacement. The landscape plan provides replacement of all 52-inches consisting of ornamental and understory trees. The City's contracted landscape architect indicates that a 24-inch Pin Oak in the front yard will be directly impacted by construction. As recommended by the landscape architect, this tree is shown to be protected during

construction. Catherine indicated that the proposed development represents a decrease in impervious coverage and storm water runoff. Tree protection is a concern, especially for the 24-inch Pin Oak tree located in the front yard. The City's contracted Landscape Architect should perform an inspection of the tree protection fencing prior to construction activity on the site. In addition, a landscape bond in the amount of \$2,880 (24-caliper inch tree at \$120 per inch) should be provided prior to building permit issuance. The tree is to be inspected by the City's contract Landscape Architect one –year after the occupancy permit has been issued. If the tree has been determined to be in poor condition, it is to be replaced. Any replacement of less than 24-inches is to be paid into the City's Forestry fund. Staff has concerns with the placement of the downspout lines and recommends that they should be pulled back to half of the distance from the building to the property lines to allow greater flow and absorption into the lawn. In addition, the trench drain should be backed up by a powered generator in case of power failure. The restoration of the existing curb cut and the proposed new curb cut will require adherence to Public Works Department specifications. Catherine indicated that staff's recommendation is to approve the site plan with the following conditions:

1. That the City's contracted Landscape Architect perform a site inspection prior to commencement of construction activity to approve the tree protection fencing.
2. That a landscape bond in the amount of \$2,880 (24-caliper inch impacted tree at \$120 per inch) be provided prior to building permit issuance.
3. That the impacted trees be inspected by the City's contracted Landscape Architect one-year after the occupancy permit has been issued. If the trees have been determined to be in poor condition, they are to be replaced. Any replacement of less than 24-inches is to be paid into the City's Forestry fund.
4. That the storm water lines be located approximately half of the distance from the building to the property lines for staff review and approval.
5. That a powered generator be required as a back up for the trench drain pump in the event of a power outage for staff review and approval.
6. That the existing to be removed and the new driveway approaches meet the requirements of the Public Works Department.

Mr. Hennessey indicated their desire to keep the subject 24" Pin Oak tree. He noted that the impervious coverage went from 51% down to 36%.

Scott Wilson asked about coverage calculations for swimming pools.

Catherine Powers advised the members that the water area is counted at 50% coverage, but the surrounding pool deck is counted at 100%.

Marc Lopata asked if water drainage from the existing structure is piped to a storm sewer.



Jason Jaggi replied “no”. He stated it is day lighted.

Ron Reim asked about a generator.

Mr. Hennessey indicated that there will be a generator.

Catherine Powers indicated that the water mitigation being proposed for this project was recommended by Public Works and Planning.

Marc Lopata recommended recycling the materials of the existing structure and suggested contacting Eco Recycling.

Marc Lopata asked if a siltation fence will be utilized.

Mr. Hennessey indicated that there will be a construction fence with gate installed.

Marc Lopata asked that they utilize sediment pillows at the storm drains.

Mr. Hennessey agreed.

Mr. Brad Sanders, 49 Aberdeen, asked about the below grade garage.

Mr. Hennessey indicated that the Trustees/City did not want a below grade garage and the compromise was to raise it so that it appears level. He added that the 5% grade driveway will also appear level.

Mr. Sanders asked about controlling dust when the existing structure is demolished.

Mr. Hennessey indicated that it will be hosed down so as to reduce the amount of dust.

Marc Lopata advised Mr. Hennessey that dust control is a City requirement.

Being no further questions or comments, Acting Chairman Liberman called for a motion.

Scott Wilson made a motion to approve the site plan per staff recommendations (excluding No. 5), tree protection (west) and that a battery back-up be allowed in lieu of a generator. The motion was seconded by Marc Lopata and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Catherine Powers explained that this is a request for the construction of a new two-story, 28' in height, single family residence at the subject site. The existing residence on the subject property will be demolished. The proposed new residence will be constructed of tan brick. The bay on the north elevation will be covered in siding; the material is not specified. This siding will cover 2% or

less of the entire north elevation. A partially below grade, front entry two car garage is proposed. The cut stone accents above the garage doors will match the windows on the house. The roofing material will be gray Slate line shingles. A brick trash enclosure will be located under the front door stoop. A wood gate on the north at the garage entry will provide access to the trash area beyond a brick veneer retaining wall. Heating and cooling will be provided by a geothermal system with no condensing unit. This HVAC system will make the home more energy efficient. Hillcrest Trustee approval has been submitted. Although rear entry garages are prevalent in this area, the proposed front entry garage provides for a usable rear yard and reduces the impervious coverage on the site. The area adjacent to the garage will be heavily landscaped to soften the appearance along DeMun Avenue. Staff believes this project is compatible with the neighboring residences and recommends approval as submitted.

Mr. Hennessey presented material samples to the members. He indicated that the Hardie Board siding will take up about 2% of the north elevation.

Marc Lopata suggested the architect observe insulation recommendations from Energy Star, starting with an R-49 insulation for the attic. Mr. Lopata suggested the Owner consider Energy Star rating for this project. He suggested the additional cost, as quoted by a few local builders, might be only \$2000 to \$3000 in exchange for better performance over the life of the home.

Being no further questions or comments from the audience, Scott Wilson made a motion to approve as submitted. The motion was seconded by Marc Lopata and unanimously approved by the Board.

#### EXTERIOR RENOVATION – CENTRAL CHRISTIAN SCHOOL – 626 & 700 S. HANLEY ROAD

Mr. Tyler Stephens, project architect, was in attendance at the meeting.

Catherine Powers read staff's memorandum as follows: on December 1, 2008, the Architectural Review Board (ARB) tabled a request for new awnings, signage, and tree removal at the subject property. On January 5, 2009, the ARB approved a revised request for new ground signage with proposed awnings and tree removal eliminated from the request. On July 2, 2009, a revised application was submitted for new awnings, ground signage, and exterior painting of the 626 S. Hanley structure. The new awnings are to be an aluminum frame with fabric infill. The previously proposed awnings consisted of blue fabric and covered the lengths of the western facades of both the 626 and 700 buildings. The newly proposed awnings are gray in color. On the 700 building, the awnings are no longer proposed to extend beyond the northern edge of the building. On the 626 building, the new awnings are only proposed to cover the entrance to the building. The entire west elevation and a portion of the south elevation of the 626 building are to be painted tan to match the 700 building. Two "L" shaped monument signs are proposed in front of each building within a lawn area. These brick and stucco signs with precast stone caps are proposed to be placed at the northwest corner of the 626 site and the southwest corner of the 700 site. The front of the signs measure 22 square feet. The pin-mounted letters will be illuminated by ground spot lighting. The proposed 7'4" long sign is too large for the 700 site. Appropriate space for the necessary

landscaping would not be available. The consistent paint color and awnings will give the two structures a more unified appearance; however, painting the entire exterior of the 626 building would give the project a more finished appearance. Catherine indicated that staff recommends approval subject to the following conditions:

1. That the entire exterior of the 626 building be painted to provide a more consistent appearance with the 700 building.
2. That the sign at the 700 site be reduced in length from 7'4" to 6' from the property line east to the drive aisle to fit more appropriately into the space and to provide additional room for landscaping.
3. That proper landscaping be maintained at the base of the ground signs.
4. That the applicant apply for a sign permit prior to the installation of the two ground signs.

Mr. Stephens began a PowerPoint presentation. He indicated that the construction at the 626 building is moving along quite well and that they have begun the exterior work so as to be ready for the school year.

Slides depicting various building elevations were presented by Mr. Stephens. He explained that the 626 building is the red brick apartment building and the 700 building is the tan existing school building. A site plan depicting both buildings was presented. He stated that there are three issues before the Board this evening (awnings, painting and signage) and that the previous application was withdrawn so they could proceed with the construction work in order for the school to be open in time for the new school year. He said they had time to re-group and have come up with this proposal.

Note: Kevin O'Keefe left the meeting (7:06 p.m.)

Slides depicting previous proposals and current proposals were shown. Mr. Stephens noted that the "paint" proposed for the 626 building is actually a stain, which is being proposed mainly for maintenance purposes. He stated that they propose to stain the west and a portion of the south elevation due to cost issues, maintenance issues, aesthetic issues and that there is an obvious "break" in the building where they propose to end the stain. He stated the break in the building about lines up with the face of the 700 building. Mr. Stephens presented a sample of the proposed awning material (muted blue/gray). Mr. Stephens then began discussing the signage at the 700 building, stating that there is plenty of room between 7'-4" and 10' for landscaping.

Steve Lichtenfeld asked if the signs are set back from the west property line the same distance.

Mr. Stephens replied "yes".

Scott Wilson asked about staining the brick.

Mr. Stephens indicated that staining can be matched.

Jason Jaggi informed the members with regard to signage, that the previous time signs were proposed for this property, a condition was placed that they be reduced in order to provide ample space for landscaping around the entire sign.

Marc Lopata asked if the tree lawn is irrigated.

Mr. Stephens replied “no”.

Marc Lopata asked if an irrigation system is being installed.

Mr. Stephens indicated that it is not his intention to install an irrigation system. He stated that there are planting beds all over Clayton that are not irrigated. He stated that a sign, in a landscape bed, can be made to look nice even without 2 feet of plants in front of it.

Jason Jaggi informed the members that the way the plans are currently draw, there is only approximately 1 foot of planting between the sign and sidewalk, which is not a lot of room.

Steve Lichtenfeld commented that he does not mind the 7’-4” length, but asked if the north side face could be pulled back more to the south to provide for more landscaping on the north side.

Marc Lopata asked if a bond is being required for the south tree.

Catherine Powers indicated that such condition could be placed by this Board.

Steve Lichtenfeld commented that he likes the awnings.

Being no further questions or comments, Scott Wilson made a motion to approve with the following conditions:

1. That proper landscaping be maintained at the base of the ground signs;
2. That a sign permit be applied for and received by the applicant prior to installation;
3. That a tree bond be posed for the southernmost Bradford Pear tree that will be impacted by construction of the monument sign at 700 S. Hanley for a period of one year; and
4. That the monument sign at 626 S. Hanley be moved to the south to be in line with the building’s north setback.

The motion was seconded by Steve Lichtenfeld and unanimously approved by the members.

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Catherine Powers commented on existing projects that are moving forward (i.e. Centene) and mentioned that the City anticipates that this Board will be presented with changes to the RJ York Hotel Project in the near future.

Catherine indicated that proposed changes to the landscape requirements and other aspects of site plan review will be presented to this Board very soon.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 7:30 p.m.

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Recording Secretary